Horsham District Council

Mr Leigh Brooks
BWP Architects
10 Borelli Yard
Farnham
GU9 7NU

Our ref:	DISC/24/0034
Your ref:	Conditions Discharge Broomlan...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215382
If Calling Please ask for:	Robert Hermitage
Date:	14th June 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by conditions 11,13,14,15,and 17 to approved application DC/20/0716

Broomlands Farm Robin Hood Lane Warnham West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

11. **Pre-Installation Condition**: Prior to their installation, details of the proposed swift bricks shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:
    a) The location of each swift brick, including elevations at a scale of at least 1:20;
    b) A manufacturer's specification of each unit to be installed;
    c) An installation method for each unit, including details of the material within each elevation to be removed, and;
    d) Details of making good to disturbed materials.

    The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter, unless otherwise agreed to in writing by Local Planning Authority.

    Reason: To secure biodiversity enhancements and in accordance with Policy 31(2) of the Horsham District Planning Framework (2015).

Date of approval - 14th June 2024

13. **Pre-Occupation Condition**: No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

    Reason: To provide sustainable travel options in accordance with current sustainable transport policies, in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 14th June 2024

14. **Pre-Occupation Condition**: No part of the development shall be first occupied until the electric vehicle charging spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. This detail shall include:
a) The location of the 2x electric vehicle charging spaces, and;
b) Details of the proposed infrastructure to the 2x 'passive' electric vehicle charging spaces to enable the future installation of the additional electric vehicle charging spaces.

The works shall thereafter be undertaken in accordance with approved details and retained as such, unless otherwise agreed to in writing by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies, in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 14th June 2024

15. **Pre-Occupation Condition**: A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, lsolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory, nor result in adverse harm to neighbouring amenity.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) and Policies 31 and 33 of the Horsham Development Framework (2015).

Date of approval - 14th June 2024

17. **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
a) Details of all hard surfacing materials and finishes
b) Details of all boundary treatments
c) Details of all external lighting
d) Details of all bin stores, cycle stores and other ancillary structures

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies,

is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. The boundary treatments, external lighting, bin stores, cycle stores and other ancillary structures shall be built in accordance with the approved details and thereafter retained as such unless otherwise agreed to in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 14th June 2024

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Layout plan	External Lighting Scheme	PL213	13.03.2024
Layout plan	High Speed Internet Structure	PL214	13.03.2024
Details plan	Landscape proposals	P894 001 REV A	30.04.2024
Layout plan	Swift Box and House Martin Cup Location	PL210	13.03.2024
Layout plan	EV Charging Points	PL211	13.03.2024
Layout plan	Cycle and Refuse/Recycling Utilities Store Location	PL212	13.03.2024
Supporting Statement	Fast Charging Data Sheet	NONE	13.03.2024
Supporting Statement	Agent Cover Letter	NONE	13.03.2024

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control